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SUMMARY OF SECOND DRAFT OF NEW COMPREHENSIVE ZONING PLAN  
for the  
CITY AND COUNTY OF SAN FRANCISCO  
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## INTRODUCTION

In the spring of 1947 the City Planning Commission started a two year program to revise the land use section of the master plan and prepare a new comprehensive zoning ordinance. A preliminary draft of the new ordinance was presented to the commission in July, 1948, by the consultant employed to work with the staff on this study. Copies of this draft were circulated to city departments and organizations that had requested copies for study.

During the fiscal year 1948-49, a second draft of the ordinance has been prepared incorporating many refinements and revisions to make the ordinance even more applicable to local conditions. The comments and criticism of city departments and interested citizens were very helpful in preparing the second draft.

The purposes of this summary are to acquaint citizens of the city with the basic provisions presented in the second draft of the ordinance and to facilitate study of the regulations by citizens and groups who are vitally concerned with the welfare of San Francisco. It is hoped that this will elicit comments and constructive criticism that will be helpful in perfecting the zoning regulations and lead to their adoption by the Board of Supervisors.

The purpose of the new ordinance is to provide a legal instrument to guide the development of private property towards the achievement of the land use plan so that the best interests of all will be protected and enhanced. The classes of zoning districts proposed in the new ordinance are designed to reflect the desirable functional organization of the city, and thereby provide space for all the diverse uses that are necessary in a great urban center in a manner that will result in the greatest advantage for the city and its inhabitants.

In all, fourteen classes of districts are proposed, six residential, six commercial, and two industrial. These classes of districts and the uses assigned to each were developed after careful study of the existing pattern of land use in San Francisco. It is felt that the proper location of these districts will result in the best possible development of the residential, commercial, and industrial areas of the city.

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## COMPARISON OF DISTRICT CLASSIFICATIONS

PRESENT ZONING ORDINANCE		PRELIMINARY DRAFT NEW ZONING ORDINANCE	
DISTRICT	CHARACTERISTIC USES	DISTRICT	CHARACTERISTIC USES
First Residential	One-family dwellings	R-1-D	One-family detached dwellings
		R-1	One-family row-type dwellings
Second Residential	Multiple dwellings All types, from two-family to large hotels.	R-2	Two-family dwellings
		R-3	Small apartments (Low density)
		R-4	Medium size apartments (Medium density)
		R-5	Tall apartments (High density)
Commercial	Retail Business Personal Service Shops Wholesale Business Mfg. incidental to a retail business Light mfg. when conducted above ground floor.	C-1	Neighborhood Business Retail Stores Personal Service Shops
		C-2	Community Shopping (100% section of major) ( outlying centers )
		C-3	Community Business and Service Household repair shops, Minor auto repair, etc.
		C-4	Central Shopping Retail Trade, financial district, offices, etc.
		C-5	Central Business and Service (less restrictive than C-4 )
		C-M	Wholesale business and limited industrial uses.
Light Industrial	Mfg. uses other than those producing smoke, odor, or noise	M-1	Light Industry
Heavy Industrial	Mfg. uses, excluding nuisance type industries.	M-2	Heavy Industry
Unrestricted	Nuisance-type industries		



## SUMMARY OF USE REGULATIONS

DISTRICT	USES PERMITTED
R-1-D	<ul style="list-style-type: none"> <li>° <u>One-family detached dwellings</u></li> <li>° Public buildings and uses when in conformity with the Master Plan</li> <li>° Conditional Uses - by Planning Commission: Churches, parochial and private schools, utility and public service uses, temporary buildings and uses.</li> <li>° Transitional Uses: Two-family dwellings, churches, parochial schools, R-1 uses, community garages.</li> <li>° Accessory Uses: <ul style="list-style-type: none"> <li>Renting rooms and provision of table board for not more than 2 persons.</li> <li>Uses incidental to a principal use.</li> <li>Office of a resident professional person.</li> <li>Signs for the following: <ul style="list-style-type: none"> <li>Sale or lease of property, 6 sq. ft./lot</li> <li>Personal name plate, one sq. ft.</li> <li>Institutional bulletin board, 12 sq. ft.</li> </ul> </li> </ul> </li> </ul>
R-1	<ul style="list-style-type: none"> <li>° <u>All R-1-D uses.</u></li> <li>° <u>One-family row type dwellings.</u></li> <li>° Railroad rights of way.</li> <li>° Cemeteries adjoining or in extension of existing ones.</li> <li>° Private non-commercial recreational areas.</li> <li>° Nurseries, greenhouses and other horticultural uses.</li> <li>° Conditional Uses - when authorized by Planning Commission: Hospitals, rest homes and sanitariums, except those for contagious diseases; nursery schools, day nurseries, access driveways to property in C and M districts.</li> <li>Hospitals, sanitariums and rest homes for contagious diseases, penal or correctional institutions when located on a parcel larger than 3 acres; major public utility facilities, wireless transmission towers, restricted commercial and industrial parking lots, "Planned Unit Development."</li> <li>° Transitional Uses: <ul style="list-style-type: none"> <li>Transitional uses permitted in R-1-D districts,</li> <li>Principal office of professional person, Principal uses permitted in R-2 districts.</li> </ul> </li> <li>° Accessory Uses: <ul style="list-style-type: none"> <li>Those permitted in R-1-D districts.</li> <li>Home occupations.</li> <li>Other uses customarily incidental to principal use.</li> </ul> </li> </ul>

## SUMMARY OF USE REGULATIONS (Con't).

DISTRICT	USES PERMITTED
R-2	<ul style="list-style-type: none"> <li>◦ All R-1 uses.</li> <li>◦ <u>Two-family dwellings.</u></li> <li>◦ Multiple dwellings when within "measurement district".</li> <li>◦ Transitional Uses:               <ul style="list-style-type: none"> <li>All transitional uses permitted in R-1 districts.</li> <li>Principal uses permitted in R-3 districts.</li> </ul> </li> <li>◦ Accessory uses permitted in R-1 districts and other uses incidental to a principal use.</li> <li>◦ Renting rooms and provision of table board to not more than 4 persons.</li> </ul>
R-3	<ul style="list-style-type: none"> <li>◦ All R-2 Uses.</li> <li>◦ <u>Multiple dwellings.</u></li> <li>◦ Apartment hotels, boarding and rooming houses, fraternity and sorority houses.</li> <li>◦ Transitional Uses:               <ul style="list-style-type: none"> <li>All transitional uses permitted in R-2 districts.</li> <li>Private clubs, lodges, and social and recreational buildings (non-profit)</li> <li>Hotels for transients.</li> </ul> </li> <li>◦ Accessory Uses:               <ul style="list-style-type: none"> <li>Those permitted in R-2 districts, restaurants, etc., incidental to hotel or apartment house; signs may be 50% larger than in R-1 districts.</li> </ul> </li> </ul>
R-4	<ul style="list-style-type: none"> <li>◦ All R-3 uses (<u>higher density</u>).</li> <li>◦ Private clubs, lodges, social and recreational buildings (non-profit).</li> <li>◦ Institutional Office Buildings.</li> <li>◦ Transitional Uses:               <ul style="list-style-type: none"> <li>Transitional uses permitted in R-3 districts, R-5 uses, professional office buildings.</li> </ul> </li> <li>◦ Accessory Uses:               <ul style="list-style-type: none"> <li>Those permitted in R-3 districts; signs may be 50% larger than in R-3 districts.</li> </ul> </li> </ul>
R-5	<ul style="list-style-type: none"> <li>◦ All R-4 uses (<u>higher density</u>).</li> <li>◦ Hotels for transients</li> <li>◦ Transitional Uses:               <ul style="list-style-type: none"> <li>Those permitted in R-4 districts</li> <li>Restaurant, news stand, personal service shops, public storage garages, (signs limited).</li> </ul> </li> <li>◦ Accessory Uses:               <ul style="list-style-type: none"> <li>Those permitted in R-4 districts; signs may be twice as large as in R-3 districts.</li> <li>Restaurants, news stands, personal service establishments.</li> </ul> </li> </ul>

## SUMMARY OF USE REGULATIONS (Con't.)

DISTRICT	USES PERMITTED
C-1 Neighborhood shopping	<ul style="list-style-type: none"> <li>• All R-5 uses.</li> <li>• Local retail business and service establishments (new merchandise).</li> <li>• Restaurants, cafes, bars (excluding entertainment)</li> <li>• Business or professional office.</li> <li>• Service stations and storage garages (excluding repair).</li> <li>• Off-street parking and loading.</li> <li>• Light manufacturing incidental to retail sales.(not more than two persons so employed).</li> <li>• Banks, theaters, hotels for transients - in larger C-1 districts.</li> </ul>
C-2 Community Shopping	<ul style="list-style-type: none"> <li>• All C-1 uses.</li> <li>• Any other retail business except service stations, garages, and mortuaries.</li> <li>• Amusement enterprises, excluding those objectionable because of noise; restaurants, cafes, bars (including entertainment).</li> <li>• Auto sales rooms for new cars (including incidental service).</li> <li>• Medical and dental clinics.</li> <li>• Private schools operated as commercial enterprises.</li> <li>• Light manufacturing incidental to retail sales, (not more than five persons so employed).</li> </ul>
C-3 Community Business & Service	<ul style="list-style-type: none"> <li>• All C-1 and C-2 uses.</li> <li>• Bowling alleys, skating rinks, shooting galleries, golf driving ranges, etc.</li> <li>• Animal hospital or clinic.</li> <li>• Auto repair garage - minor repair only</li> <li>• Auto sales lot for passenger autos</li> <li>• Household maintenance and repair shops (size limited)</li> <li>• Printing and reproduction shops (size limited).</li> <li>• Laundries and cleaning plants (size limited).</li> <li>• Funeral homes.</li> <li>• Storage building for household goods, ice storage, and frozen food lockers.</li> </ul>

## SUMMARY OF USE REGULATIONS (Con't.)

DISTRICT	USES PERMITTED
C-4 Central Shopping	<ul style="list-style-type: none"> <li>• All R-5 uses</li> <li>• Retail businesses and personal service shops (primarily new merchandise).</li> <li>• Banks, business and professional offices.</li> <li>• Catering establishments, restaurants, cafes, bars, including entertainment and dancing.</li> <li>• Wholesale businesses, excluding storage.</li> <li>• Limited light manufacturing - Group I uses of M-1 district (<u>prohibited</u> on ground floor).</li> <li>• Public storage garage - except no storage or service on ground floor within 30 feet of street lot line.</li> </ul>
C-5 Central Business & Service	<ul style="list-style-type: none"> <li>• All C-3 and C-4 uses.</li> <li>• Automobile rental agencies.</li> <li>• Wholesale warehouses (restricted).</li> <li>• Limited light manufacturing - Group I uses of M-1 district. (<u>not</u> prohibited on ground floor)</li> <li>• Off-street parking within or without building.</li> </ul>
C-M General Business	<ul style="list-style-type: none"> <li>• All C-5 uses.</li> <li>• Limited light manufacturing - Group I and Group II uses of M-1 district.</li> <li>• Animal hospitals and kennels.</li> <li>• General auto repair shops.</li> <li>• Stadiums and sports arenas (commercial).</li> <li>• Tire retreading and recapping.</li> <li>• Livery stable, or riding academy.</li> <li>• Circus, carnival, etc.</li> <li>• Building materials sales yard, contractors equipment storage yard, storage yard for commercial vehicles.</li> </ul>



## SUMMARY OF USE REGULATIONS (Con't.)

## DISTRICT

## USES PERMITTED

M-1

- ° All C-M uses except dwellings, schools, and hospitals and similar institutions.
- ° Group I
- ° Manufacture, treatment or packaging of:
  - Food products (except meat, fish, etc.)
  - Cosmetics, pharmaceuticals, etc.
  - Articles from previously prepared bone, cloth, plastics, cork, felt, sheet metal, clay, precious and semi-precious metals.
  - Electrical appliances, electronic instruments, etc.,
- ° Laboratories, experimental, film or testing.
- ° Group II
- ° Following uses with distance limits in relation to R districts:
  - Blacksmith, welding or other metal working shops (limits on processes).
  - Foundry - non-ferrous metals or electric.
  - Bag, carpet and rug cleaning (dust control)
  - Ice manufacturing plant.
  - Bottling plant, creamery.
- ° Group III
- ° Following uses with distance limits in relation to R districts:
  - Brewery making beer or ale.
  - Concrete mixing, concrete products manufacturing.
  - Sawmill, planing mill, woodworking mill.
  - Automobile assembling or major repair.
  - Railway freight terminal.
  - Storage of inflammable liquids (limits on quantities).



## SUMMARY OF USE REGULATIONS (Con't).

## DISTRICT

## USES PERMITTED

- M-2
- ° All M-1 uses.
  - ° The following uses when 200' from any R district:
    - Manufacture of pickles, vinegar, sauerkraut, yeast, soda.
    - Grain elevator, flour mill, sugar refinery.
    - Distilling liquors.
    - Poultry slaughter house; processing meat products.
    - Manufacture of structural clay products.
    - Manufacture of felt, hair products, shoddy.
    - Junk yard.
  - ° The following uses when 500' from any R district:
    - Slaughter house.
    - Heavy metal working, forge, foundry.
    - Fish curing, smoking, packing.
    - Manufacture of non-corrosive acids and other similar chemical processes.
    - Manufacture of gas, oil paint, enamel, turpentine, etc.
    - Manufacture or refining of asphalt, coal tar by-products.
  - ° The following uses when authorized by Planning Commission:
    - Blast furnace, rolling mill, etc.
    - Distillation, rendering, reduction of animal or vegetable matter.
    - Manufacture of corrosive acid, cement, lime, fertilizer.
    - Petroleum and inflammable liquids, refining and storage.
    - Smelting of copper, tin or zinc.
    - Stockyard, etc.
    - Manufacture of glue or gelatin from animal matter.

## SUMMARY OF HEIGHT, AREA, AND COVERAGE REGULATIONS

## RESIDENTIAL DISTRICTS

DISTRICT	Height Limit	Required Lot Area	Lot Coverage Permitted
R-1-D One-family detached	2 stories or 30 ft.	5000 square feet	40%
R-1 One-family row-type	2 stories or 30 ft.	2500 square feet 25 ft. lot width	45%
R-2 Two-family	2 stories or 30 ft.	2500 sq. ft./lot 1500 sq. ft./dwelling 25 ft. lot width	45%
R-3 Low density multiple	3 stories or 40 ft.	2500 sq. ft./lot, minimum 400 sq. ft./room, or 500 sq. ft./efficiency apt.	45%
R-4 Medium density multiple	75 feet Special limits certain areas	2500 sq. ft./lot, minimum 300 sq. ft./room, or 400 sq. ft./efficiency apt.	45%
R-5 High density	Special limits certain areas	2500 sq. ft./lot, minimum 200 sq. ft./room, or 300 sq. ft./efficiency apt.	45%

SUMMARY OF YARD AND COURT REGULATIONS  
RESIDENTIAL DISTRICTS

DISTRICTS	YARDS REQUIRED				REQUIRED COURTS	
	Front	Side One side	Sum of both	Rear	Least Width	Maximum Depth
R-1-D 1 story 2 story	15' 15'	3' 5'	10' 12'	25' 25'	1/2 sum of heights of facing bldgs. but not less than 40'	1-1/2 times width
R-1	10'	None unless sub- stituted for a required court,		25'	Same as R-1-D	1-1/2 times width
R-2	6'	Same as R-1		25'	Same as R-1-D	1-1/2 times width
R-3 1 story 2 story 3 story	6' 6' 6'	Same as R-1 Same as R-1 7'	  14'	20' 25' 30'	Same as R-1-D	1-1/2 times width
R-4 1 story 2 story 3 story over 3	None " " "	Same as R-3 Same as R-3 Same as R-3 1/4 ht.of bldg.	   	20' 25' 30' 30'	1/3 sum of heights of facing bldgs. but not less than 40'	1-1/2 times width
R-5 1 story 2 story 3 story over 3	None " " "	Same as R-1 Same as R-1 Same as R-1 1/5 ht.of bldg.	   	20' 25' 30' 30'	Same as R-4	1-1/2 times width

## SUMMARY OF ADMINISTRATIVE PROVISIONS

### A. Matters Requiring Planning Commission Action

#### 1. Amendments to ordinance. (Section 130)

##### a. May be initiated by:

- (1) Planning Commission Resolution
- (2) Board of Supervisors Resolution
- (3) Application of owner of property within area to be changed.

##### b. Planning Commission holds hearing.

##### c. Planning Commission approves or denies proposed change.

- (1) If denied, Commission action final unless appealed to Board of Supervisors.
- (2) If approved, Commission recommends that Board of Supervisors adopt as amendment to ordinance.

##### d. Board of Supervisors:

- (1) Acts on appeals - 2/3rds vote to reverse Planning Commission decision.
- (2) Adopts or disapproves amending ordinance.

Note: Any reclassification of property from one class of district to another is an amendment to the Zoning Ordinance and requires Supervisors' action.

#### 2. Conditional Uses (Section 129)

##### a. Initiated by application of property owner

##### b. Planning Commission holds hearing.

##### c. Planning Commission may authorize or disapprove. Action final. May impose conditions.

#### 3. Prescribe forms and scope of petitions, applications and appeals. (Section 131)

#### 4. Policies regarding, and methods of operation in, enforcement of ordinance by Zoning Administrator. (Section 133)



B. Zoning Administrator - Powers, Duties, and Responsibilities

1. Administer and enforce ordinance. (Section 133)
2. Determine classification of uses that are not specifically listed in the district regulations. (Section 128)
3. Act on Variance Applications. (Section 128)
  - a. Initiated by application of property owner.
  - b. Hearing by Zoning Administrator. (Notices required)
  - c. Administrator may grant, if specified conditions exist, otherwise shall deny. Action final except subject to appeal to Board of Permit Appeals.
4. Investigate applications for change of zoning districts and make recommendations thereon to Director of Planning and Commission. (Section 130)

SUMMARY OF PROVISIONS REGARDING NONCONFORMING USES  
(Section 110 0.)

- A. A nonconforming use of a building, or utilization of a building that is nonconforming in regard to the height, area, or yard regulations may be continued except as hereinafter provided.
- B. Nonconforming use of land where no building or structure is involved may be continued for not longer than three years.
- C. Nonconforming Use of Buildings - Conditions:
  - 1. Normal Maintenance And Repair Work Permitted.
  - 2. Structural Alterations Limited.
    - a. No alteration permitted to building that does not conform to use regulations unless required by law (safety). Total value of alterations limited to that equal to 25% of the assessed valuation of the building.
    - b. Alteration permitted to building that does not conform to the height, area, or yard regulations provided that such alterations will not make building nonconforming in greater extent.
  - 3. Additions and Enlargements - Permitted Subject to Conditions
    - a. No addition permitted to building that is nonconforming in regard to use regulations unless use of building is made conforming, or unless authorized as a variance. In such case alterations shall not exceed 25% of assessed value.
    - b. Additions permitted to building that is nonconforming in regard to height, yard, or area regulations, provided such addition conforms to all regulations.
  - 4. Change to More Restricted Use Permitted.
    - a. A nonconforming use may be changed to a use of an equal or more restricted nature.
  - 5. Restoration of Damaged Buildings Limited:
    - a. Building damaged or destroyed to an extent equal to more than 50% of the assessed valuation may not be rebuilt unless made conforming.
    - b. Building damaged to an extent equal to less than 50% the assessed valuation may be restored and the use thereof continued.

6. Use Limited After Discontinuance of Use

- a.. Whenever the nonconforming use of a building ceases for a period of one year the use thereafter shall be conforming.

7. Eventual Removal of Buildings Required.

- a. Any building or structure with an assessed valuation of less than \$500. shall be removed within 5 years.
- b. In all R districts, nonconforming buildings and uses permitted only in the C and M districts shall be removed, or made to conform, when such buildings have reached the following ages:

Type 1	40 years
Types 2 and 3	30 years
Types 4 and 5	20 years

Note: This provision not to take effect for 20 years from the effective date of this ordinance.

## OFF STREET PARKING

A. General

1. Required in all districts except C-4 districts.
2. Location in relation to building it is to serve:
  - a. Dwellings, 1 and 2 family - on same lot
  - b. Apartments - within 300 feet
  - c. Hospitals, rest homes, etc. - within 500 feet
  - d. All other uses - within 800 feet.
3. Collective provision permitted - parking may be provided on one lot for several buildings.
4. Joint use permitted - parking required to serve building occupied during day may be counted toward satisfaction of requirements for building used at night.

B. Parking Spaces Required - Number

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
One and two-family dwellings	1 for each dwelling unit
Multiple dwellings (dwelling units other than efficiency apartments)	1 for each 2 dwelling units
Efficiency apartments	1 for each 4 dwelling units
Rooming houses, lodging houses, club rooms, fraternity houses; having not more than 3 guest bedrooms or 6 beds for guests	2 parking spaces
having more than 3 guest bedrooms or 6 beds for guests	2 for the first 4 guest bedrooms or first 8 beds for guests, plus 1 for each 4 guest bedrooms or 8 beds thereafter
Auto Courts	1 for each individual sleeping unit or dwelling unit
Hotels	1 for each 8 guest bedrooms
Hospitals	1 for each 6 beds
Sanitariums, Convalescent Homes, Homes for Aged, Asylums	1 for each 8 beds
Orphanages	1 for each 12 beds
Theaters having not more than 1,000 seats	1 for each 8 seats



USEPARKING SPACES REQUIRED

Theaters having more than 1,000 seats	125 for the first 1,000 seats plus 1 for each 6 seats over 1,000 seats.
Stadia, Sports Arena, Auditoriums other than incidental to a school	1 for each 10 seats
Churches, and auditoriums incidental to a school	1 for each 15 seats in the main worship unit or auditorium.
Dance Halls, Assembly Halls without fixed seats, Exhibition Halls	1 for each 125 square feet of floor area used for dancing or assembly
Bowling Alleys	4 for each alley
Medical or Dental Clinics	1 for each 200 square feet of floor area
Banks, business or professional offices	1 for each 450 square feet of floor area
Establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments - having more than 2,500 sq. ft. of floor area	2 plus 1 for each 125 sq. ft. of floor area over 2,500 sq. ft.
Mortuaries or Funeral Homes	3 for each room used as a chapel room, or slumber room, or parlor, or 1 for each 50 sq. ft. of floor area of assembly rooms used for services, whichever amount is greater.
Retail stores, except as otherwise herein specified;	
having not more than 2,500 sq. ft. of floor area	None required
having more than 2,500 sq. ft. but not more than 20,000 sq. ft. of floor area	2, plus 1 for each 375 sq. ft. above 2,500 sq. ft. of floor area
having more than 20,000 sq. ft. of floor area	49, plus 1 for each 275 sq. ft. above 20,000 sq. ft. of floor area

USEPARKING SPACES REQUIRED

Furniture and Appliance Stores, hardware stores, machinery sales, motor vehicles sales, wholesale stores, household equipment or furniture repair shops, personal service shops, clothing and shoe repair or service shops;

having not more than 2,500 sq. ft. of floor area

None required

having more than 2,500 sq. ft. of floor area

2, plus 1 for each 1,000 sq. ft. of floor area above 2,500 sq.ft.

Manufacturing and industrial uses, research and testing laboratories, creameries, soft drink bottling establishments, printing and engraving shops, warehouses and storage buildings.

1 for each 4 employees in excess of 4 computed on the basis of the greatest number of persons to be employed at any one period during the day or night.

C. Exceptions. Provision made for excepting buildings from off street parking requirements when parking is provided for such buildings by a parking district.



## OFF STREET LOADING

- A. Required for uses requiring receipt or distribution by vehicles of materials or merchandise:
1. Not required for buildings with less than 10,000 sq. ft. of floor area.
  2. For buildings exceeding 10,000 sq. ft. of floor area -  
1 space required plus 1 additional space for each  
40,000 sq. ft. of floor area in excess of 40,000 sq.  
ft.
  3. Each space shall be not less than:  
10 feet in width  
25 feet in length  
14 feet in height.